

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

**BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005**

OCTOBER 9, 2002

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

NEW BUSINESS

PUBLIC HEARINGS

1. **KUNI AUTOMOTIVE**

Kuni Automotive proposes the development of an automotive dealership with Major Automotive Service on the combined area of six properties generally located at or near the northeast corner of SW Canyon Road and SW 110th Avenue. The subject properties can be specifically identified as Tax Lots 2100, 2300, 2401, 2500, 2600 and 2700 on Washington County Assessor's Map 1S1-10DD. Tax Lots 2100, 2300, 2401 and 2500 are zoned General Commercial (GC) while Tax Lots 2600 and 2700 are zoned Community Service (CS). Together the subject properties total approximately 4.24 acres in size.

A. **RZ2002-0018: Kuni Automotive: Zone Change – CS to GC**

The applicant, Kuni Automotive, requests approval of a Zone Change from Community Service (CS) to General Commercial (GC). The request for Zone Change is applicable to Tax Lots 2600 and 2700 on Washington County Assessor's Map 1S1-10DD, addressed at 3680 and 3750 SW 110th Avenue (please refer to the attached map). Within the CS zone, accessory open air sales, display, and storage are limited to no more than five percent of the gross building area of any individual establishment. Within the GC zone, outdoor automobile sales display and storage is permitted outright. In taking action on the proposed Zone Change request, the Planning Commission shall base its decision on the Zone Change approval criteria as listed in Section 40.90.15.2.C of the Beaverton Development Code.

B. **CUP2002-0017: Kuni Automotive: Conditional Use Permit – Major Automotive Service**

The applicant, Kuni Automotive, requests CUP approval to provide Major Automotive Service consisting of general automobile service and repair, including major engine and transmission overhaul, removal of cylinder head or crankcase, and steam cleaning. Approximately 30,200 square feet of building floor area would be constructed for the purpose of providing automotive service as part of the overall Kuni Automotive development plan. Major Automotive Service, as defined by the Beaverton Development Code, is a Conditional Use of the GC zone subject to CUP approval.

C. **CUP2002-0023: Kuni Automotive: Conditional Use Permit – Extended Hours of Operation**

The applicant, Kuni Automotive, requests CUP approval for extended hours of operation. Within the GC zone, uses operating between 10:00p.m. and 7:00 a.m. and abutting a residential zone, are subject to CUP approval. The applicant proposes to provide Major Automotive Service during the business hours of 6:00a.m. to 12:00 midnight, Monday through Friday. Extended hours of operation are not requested for service or sales on Saturdays or Sundays. In taking action on the proposed CUP requests, the Planning Commission shall base its decisions on the CUP approval criteria as listed in Section 40.05.15.2.C of the Beaverton Development Code.

APPROVAL OF MINUTES FOR SEPTEMBER 25, 2002

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.